

Private Detail Report

MLS #:
Status: Incomplete

Nbd/Assn: Woodside
County: Sagadahoc
Property Type: Residential

Seasonal: No

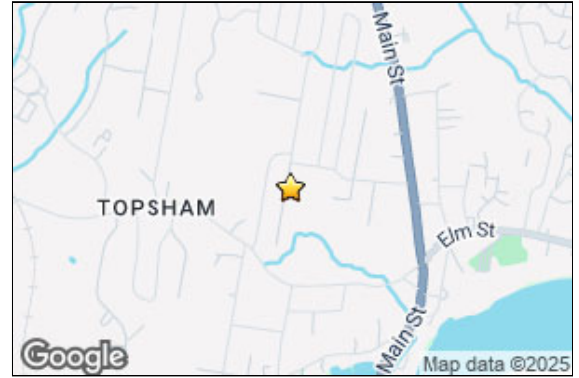
List Price: \$399,900
Original List Price: \$399,900

Directions: Take Winter Street to Barrows Drive and then a right onto Barrows Drive and the house is on the corner of Lola St and Barrows Dr



21 Barrows Drive
Topsham, ME 04086-1302

List Price: \$399,900
MLS#:



General Information

Sub-Type: Single Family Residence	Year Built: 1973	Rooms: 8	Sqft Fin Abv Grd+/-: 960
Style: Ranch	Fireplaces Total: 0	Beds: 3	Sqft Fin Blw Grd+/-: 872
	Furniture: Unfurnished	Baths: 1/0	Sqft Fin Total+/-: 1,832
			Source of Sqft: Public Records
			Sqft Other Source: Matterport

Land Information

Leased Land: No	Waterfront: No	Road Frontage 200
Lot Size Acres +/-: 0.23	Water Views: No	+/-:
Source of Acreage: Public Records		Source of Rd Survey
Surveyed: Yes		Front:
		Road Frontage 100' on Lola St & 100' on Barrows Dr
		Oth Src:
		Zoning: R1-Develop. Transfer
		Zoning Overlay: Yes
		Bank Owned No
		REO:

Interior Information

Full Baths Bsmnt: 0	Half Baths Bsmnt: 0	VA Certification:
Full Baths Lvl 1: 1	Half Baths Lvl 1: 0	
Full Baths Lvl 2: 0	Half Baths Lvl 2: 0	
Full Baths Lvl 3: 0	Half Baths Lvl 3: 0	
Full Baths Upper: 0	Half Baths Upper: 0	

Appliances: Dishwasher; Electric Range; Microwave; Refrigerator

Room Name	Length	Width	Level	Room Features
Kitchen	19.07	11.03	First	Eat-in Kitchen
Living Room	29.04	11.03	First	
Bedroom 1	13.06	11.03	First	Closet
Bedroom 2	8.11	11.03	First	Closet
Bedroom 3	11.06	8	First	Closet
Family Room	19.04	22.06	Basement	
Laundry	19.01	22.06	Basement	
Exercise Room	9.06	10.1	Basement	

Property Features

Utilities On: Yes	2 Dtchd Houses on 1 Lot: No
Site: Level; Open; Well Landscaped	Construction: Wood Frame
Driveway: Paved	Basement Info: Finished
Parking: 1 - 4 Spaces; On Site; Paved	Foundation Materials: Poured Concrete
Location: Near Turnpike/Interstate; Neighborhood	Exterior: Vinyl Siding
Roads: Paved; Public	Roof: Pitched; Shingle
Electric: Circuit Breakers	Heat System: Baseboard; Hot Water
Gas: No Gas	Heat Fuel: Oil
Sewer: Public Sewer	Water Heater: Off Heating System; Tankless
Water: None	Cooling: None
Equipment: Cable; Internet Access Available	Floors: Carpet; Laminate; Other; Vinyl; Wood
Basement Entry: Interior	Veh. Storage: 1 Car; Attached; Direct Entry to Living
	Garage: Yes
	Garage Spaces: 1
	Amenities: 1st Floor Bedroom; Bathtub; Fence; Laundry - Hookup; Shower; Storage
	Patio and Porch Features: Patio; Porch
	View: Trees/Woods

Tax/Deed Information

Book/Page/Deed: 1280/234/All	Full Tax Amt/Yr: \$3,512.32/ 2026	Map/Block/Lot: U2A//136
Deed/Conveyance Type Offered: Warranty		Tax ID: TOPM-000002A-000000-000136U
Deed Restrictions: Unknown		

Remarks

Remarks: OPEN HOUSE SATURDAY 11/1/2025 @ 11:00-1:00 Discover this charming 3-bedroom, 1-bath ranch home in the highly desirable Woodside school neighborhood, perfectly positioned on the quiet corner of two dead-end streets for ultimate privacy and peace. Step inside to find authentic hardwood floors gracing all three bedrooms, adding warmth and timeless appeal to this classic single-level layout. The spacious fenced-in patio and private backyard create an ideal outdoor retreat for relaxation or entertaining, all while enjoying the convenience of a low-maintenance ranch-style property in a sought-after Woodside school district location.

PROPERTY DISCLOSURE

Under Maine Law, certain information must be made available to buyers prior to or during preparation of an offer. This statement has been prepared to assist prospective buyers in evaluating this property. This disclosure is not a warranty of the condition of the property and is not part of any contract between Seller and any Buyer. Seller authorizes the disclosure of the information in this statement to real estate licensees and to prospective buyers of this property. The Seller agrees to provide prompt notice of any changes in the information and this form will be appropriately changed with an amendment date. Inspections are highly recommended.

DO NOT LEAVE ANY QUESTIONS BLANK. STRIKE, WRITE N/A OR UNKNOWN IF NEEDED.

SECTION I - WATER SUPPLY

TYPE OF SYSTEM: ☒ Public ☐ Private ☐ Seasonal N/A ☐ Unknown
 ☐ Drilled ☐ Dug ☐ Other N/A

MALFUNCTIONS: Are you aware of or have you experienced any malfunctions with the
 (public/private/other) water system?

Pump (if any): ☒ N/A ☐ Yes ☐ No ☐ Unknown
 Quantity: ☐ Yes ☒ No ☐ Unknown
 Quality: ☐ Yes ☒ No ☐ Unknown

If Yes to any question, please explain in the comment section below or with attachment.

WATER TEST: Have you had the water tested? ☐ Yes ☒ No
~~If Yes, Date of most recent test: Are test results available? .. ☐ Yes ☐ No~~
 To your knowledge, have any test results ever been reported as unsatisfactory
 or satisfactory with notation? ☐ Yes ☒ No
 If Yes, are test results available? ☐ Yes ☒ No
~~What steps were taken to remedy the problem?~~

~~IF PRIVATE (Strike Section if Not Applicable):~~
~~*****~~
~~***** INSTALLATION: Location:~~
~~***** Installed by:~~
~~***** Date of Installation:~~
~~***** USE:~~
~~***** Number of persons currently using system:~~
~~***** Does system supply water for more than one household? ☐ Yes ☐ No ☐ Unknown~~

Comments: None

Source of Section I information: Seller

Buyer Initials _____ Page 1 of 8 Seller Initials _____

SECTION II - WASTE WATER DISPOSAL

TYPE OF SYSTEM: ☒ Public ☐ Private ☐ Quasi-Public N/A ☐ Unknown

IF PUBLIC OR QUASI-PUBLIC (Strike Section if Not Applicable):

Have you had the sewer line inspected?..... ☒ Yes ☐ No

If Yes, what results: N/A

Have you experienced any problems such as line or other malfunctions? ☒ Yes ☐ No

What steps were taken to remedy the problem? N/A

IF PRIVATE (Strike Section if Not Applicable):

Tank: ☐ Septic Tank ☐ Holding Tank ☐ Cesspool ☐ Other: _____

Tank Size: ☐ 500 Gallon ☐ 1000 Gallon ☐ Unknown ☐ Other: _____

Tank Type: ☐ Concrete ☐ Metal ☐ Unknown ☐ Other: _____

Location: _____ OR ☐ Unknown

Date installed: _____ Date last pumped: _____ Name of pumping company: _____

Have you experienced any malfunctions? ☐ Yes ☐ No

If Yes, give the date and describe the problem: _____

Date of last servicing of tank: _____ Name of company servicing tank: _____

Leach Field: ☐ Yes ☐ No ☐ Unknown

If Yes, Location: _____

Date of installation of leach field: _____ Installed by: _____

Date of last servicing of leach field: _____ Company servicing leach field: _____

Have you experienced any malfunctions? ☐ Yes ☐ No

If Yes, give the date and describe the problem and what steps were taken to remedy: _____

Do you have records of the design indicating the # of bedrooms the system was designed for? ☐ Yes ☐ No

If Yes, are they available? ☐ Yes ☐ No

Is System located in a Shoreland Zone? ☐ Yes ☐ No ☐ Unknown

Comments: None

Source of Section II information: Seller

Buyer Initials _____

Page 2 of 8

Seller Initials _____

SECTION III - HEATING SYSTEM(S)/HEATING SOURCE(S)

Heating System(s) or Source(s)	SYSTEM 1	SYSTEM 2	SYSTEM 3	SYSTEM 4
TYPE(S) of System	Baseboard Hot Water			
Age of system(s) or source(s)	1991±			
TYPE(S) of Fuel	Oil			
Annual consumption per system or source (i.e., gallons, kilowatt hours, cords)	512 gallons/year maintained at 70 deg			
Name of company that services system(s) or source(s)	Dead River			
Date of most recent service call	October 2025			
Malfunctions per system(s) or source(s) within past 2 years	None known			
Other pertinent information	Peerless boiler WB-110 Beckett Burner			

Are there fuel supply lines? ☒ Yes ☐ No ☐ Unknown
 Are any buried? ☒ Yes ☐ No ☐ Unknown
 Are all sleeved? ☐ Yes ☒ No ☐ Unknown
 Chimney(s): ☒ Yes ☐ No
 If Yes, are they lined: ☒ Yes ☐ No ☐ Unknown
 Is more than one heat source vented through one flue? ☐ Yes ☒ No ☐ Unknown
 Had a chimney fire: ☐ Yes ☒ No ☐ Unknown
 Has chimney(s) been inspected? ☐ Yes ☒ No ☐ Unknown
 If Yes, date: N/A
 Date chimney(s) last cleaned: Not needed

Direct/Power Vent(s): ☐ Yes ☒ No ☐ Unknown
 Has vent(s) been inspected? ☐ Yes ☐ No ☐ Unknown
 If Yes, date: N/A

Comments: **None**

Source of Section III information: **Seller and visual observation by agent**

SECTION IV - HAZARDOUS MATERIAL

The licensee is disclosing that the Seller is making representations contained herein.

A. UNDERGROUND STORAGE TANKS - Are there now, or have there ever been, any underground storage tanks on the property? ☐ Yes ☐ No ☒ Unknown
 If Yes, are tanks in current use? ☐ Yes ☐ No ☐ Unknown
 If no longer in use, how long have they been out of service?
 If tanks are no longer in use, have tanks been abandoned according to DEP? ☐ Yes ☐ No ☐ Unknown
 Are tanks registered with DEP? ☐ Yes ☐ No ☐ Unknown
 Age of tank(s): Size of tank(s):
 Location:

Buyer Initials _____ Page 3 of 8 Seller Initials _____

What materials are, or were, stored in the tank(s)?

Have you experienced any problems such as leakage: ☐ Yes ☐ No ☐ Unknown

Comments: None

Source of information: Seller

B. ASBESTOS - Is there now or has there been asbestos:

As insulation on the heating system pipes or duct work? ☐ Yes ☐ No ☒ Unknown

In the ceilings? ☐ Yes ☐ No ☒ Unknown

In the siding? ☐ Yes ☐ No ☒ Unknown

In the roofing shingles? ☐ Yes ☐ No ☒ Unknown

In flooring tiles? ☐ Yes ☐ No ☒ Unknown

Other: N/A ☐ Yes ☐ No ☐ Unknown

Comments: None

Source of information: Seller

C. RADON/AIR - Current or previously existing:

Has the property been tested? ☐ Yes ☒ No ☐ Unknown

If Yes: Date: N/A By: N/A

Results: N/A

If applicable, what remedial steps were taken? N/A

Has the property been tested since remedial steps? ☐ Yes ☐ No ☐ Unknown

Are test results available? ☐ Yes ☒ No

Results/Comments: No known radon tests performed

Source of information: Seller

D. RADON/WATER - Current or previously existing:

Has the property been tested? ☐ Yes ☒ No ☐ Unknown

If Yes: Date: N/A By: N/A

Results: N/A

If applicable, what remedial steps were taken? N/A

Has the property been tested since remedial steps? ☐ Yes ☐ No ☐ Unknown

Are test results available? ☐ Yes ☒ No

Results/Comments: No radon water tests performed

Source of information: Seller

E. METHAMPHETAMINE - Current or previously existing: ☐ Yes ☒ No ☐ Unknown

Comments: None

Source of information: Seller

Buyer Initials _____

Page 4 of 8

Seller Initials _____

PROPERTY LOCATED AT: 21 Barrows Drive, Topsham, ME 04086-1302

F. LEAD-BASED PAINT/PAINT HAZARDS - (Note: Lead-based paint is most commonly found in homes constructed prior to 1978)

Is there now or has there ever been lead-based paint and/or lead-based paint hazards on the property?
..... Yes ☐ No ☐ Unknown ☒ Unknown (but possible due to age)

If Yes, describe location and basis for determination: N/A

Do you know of any records/reports pertaining to such lead-based paint/lead-based paint hazards: ☐ Yes ☒ No

If Yes, describe: N/A

Are you aware of any cracking, peeling or flaking paint? ☒ Yes ☐ No

Comments: Some cracking, peeling or flaking paint may be found in some areas.

Source of information: Seller

G. OTHER HAZARDOUS MATERIALS - Current or previously existing:

TOXIC MATERIAL: ☐ Yes ☒ No ☐ Unknown

LAND FILL: ☐ Yes ☒ No ☐ Unknown

RADIOACTIVE MATERIAL: ☐ Yes ☒ No ☐ Unknown

Other: N/A

Source of information: Seller

Buyers are encouraged to seek information from professionals regarding any specific issue or concern.

SECTION V - ACCESS TO THE PROPERTY

Is the property subject to or have the benefit of any encroachments, easements, rights-of-way, leases, rights of first refusal, life estates, private ways, trails, homeowner associations (including condominiums and PUD's) or restrictive covenants? ☒ Yes ☐ No ☐ Unknown

If Yes, explain: Easements for Drainage 388-722 and CMP 389-148

Source of information: Attached recordings from Sagadahoc Registry of Deeds

Is access by means of a way owned and maintained by the State, a county, or a municipality over which the public has a right to pass? ☒ Yes ☐ No ☐ Unknown

If No, who is responsible for maintenance? N/A

Road Association Name (if known): N/A

Source of information: Seller

Buyer Initials _____

Page 5 of 8

Seller Initials _____

SECTION VI – FLOOD HAZARD

For the purposes of this section, Maine law defines "flood" as follows:

- (1) A general and temporary condition of partial or complete inundation of normally dry areas from: (a) The overflow of inland or tidal waters; or (b) The unusual and rapid accumulation or runoff of surface waters from any source; or
- (2) The collapse or subsidence of land along the shore of a lake or other body of water as a result of erosion or undermining caused by waves or currents of water exceeding anticipated cyclical levels or suddenly caused by an unusually high water level in a natural body of water, accompanied by a severe storm or by an unanticipated force of nature, such as a flash flood or an abnormal tidal surge, or by some similarly unusual and unforeseeable event that results in flooding as described in subparagraph (1), division (a).

For purposes of this section, Maine law defines "area of special flood hazard" as land in a floodplain having 1% or greater chance of flooding in any given year, as identified in the effective federal flood insurance study and corresponding flood insurance rate maps.

During the time the seller has owned the property:

Have any flood events affected the property? ☐ Yes ☒ No ☐ Unknown

If Yes, explain: N/A

Have any flood events affected a structure on the property? ☐ Yes ☒ No ☐ Unknown

If Yes, explain: N/A

Has any flood-related damage to a structure occurred on the property? ☐ Yes ☒ No ☐ Unknown

If Yes, explain: N/A

Has there been any flood insurance claims filed for a structure on the property? ☐ Yes ☒ No ☐ Unknown

If Yes, indicate the dates of each claim: N/A

Has there been any past disaster-related aid provided related to the property or a structure on the property from federal, state or local sources for purposes of flood recovery? ☐ Yes ☒ No ☐ Unknown

If Yes, indicate the date of each payment: N/A

Is the property currently located wholly or partially within an area of special flood hazard mapped on the effective flood insurance rate map issued by the Federal Emergency Management Agency on or after March 4, 2002? ☐ Yes ☒ No ☐ Unknown

If yes, what is the federally designated flood zone for the property indicated on that flood insurance rate map?
N/A

Relevant Panel Number: 23023C0186F Year: 7/16/2015 (Attach a copy)

Comments: None

Source of Section VI information: FIRMette Map and Seller

Buyer Initials _____

Page 6 of 8

Seller Initials _____

SECTION VII - GENERAL INFORMATION

Are there any tax exemptions or reductions for this property for any reason including but not limited to: Tree Growth, Open Space and Farmland, Veteran's, Homestead Exemption, Blind, Working Waterfront?.....
 ☒ Yes ☐ No ☐ Unknown

If Yes, explain: Homestead Exemption

Is a Forest Management and Harvest Plan available?..... ☐ Yes ☒ No ☐ Unknown

Are there any actual or alleged violations of a shoreland zoning ordinance including those that are imposed by the state or municipality? ☐ Yes ☒ No ☐ Unknown

If Yes, explain: N/A

Equipment leased or not owned (including but not limited to, propane tank, hot water heater, satellite dish, water filtration system, photovoltaics, wind turbines): Type: two visible satellite dishes on roof (not in use)

Year Principal Structure Built: 1973 What year did Seller acquire property? 1994

Roof: Year Shingles/Other Installed: 2018±

Water, moisture or leakage: None

Comments: None

Foundation/Basement:

Is there a Sump Pump? ☐ Yes ☒ No ☐ Unknown

Water, moisture or leakage since you owned the property: ☐ Yes ☒ No ☐ Unknown

Prior water, moisture or leakage? ☐ Yes ☒ No ☐ Unknown

Comments: None

Mold: Has the property ever been tested for mold? ☐ Yes ☒ No ☐ Unknown

If Yes, are test results available? ☐ Yes ☒ No

Comments: None

Electrical: ☐ Fuses ☒ Circuit Breaker ☐ Other: _____ ☐ Unknown

Comments: None

Has all or a portion of the property been surveyed? ☒ Yes ☐ No ☐ Unknown

If Yes, is the survey available? ☒ Yes ☐ No ☐ Unknown

Manufactured Housing - Is the residence a:

Mobile Home ☐ Yes ☒ No ☐ Unknown

Modular ☐ Yes ☒ No ☐ Unknown

Known defects or hazardous materials caused by insect or animal infestation inside or on the residential structure
 ☐ Yes ☒ No ☐ Unknown

Comments: None

KNOWN MATERIAL DEFECTS about Physical Condition and/or value of Property, including those that may have an adverse impact on health/safety: None known

Comments: None

Source of Section VII information: Seller

Buyer Initials _____ Page 7 of 8 Seller Initials _____

SECTION VIII - ADDITIONAL INFORMATION

See attached floorplans, survey, tax map, FIRMette map, deed, easements for CMP and drainage, assessor online record, 2026 tax bill.

ATTACHMENTS EXPLAINING CURRENT PROBLEMS, PAST REPAIRS OR ADDITIONAL INFORMATION IN ANY SECTION IN DISCLOSURE: ☒ Yes ☐ No

Seller shall be responsible and liable for any failure to provide known information regarding known material defects to the Buyer.

Neither Seller nor any Broker makes any representations as to the applicability of, or compliance with, any codes of any sort, whether state, municipal, federal or any other, including but not limited to fire, life safety, building, electrical or plumbing.

As Sellers, we have provided the above information and represent that all information is correct. To the best of our knowledge, all systems and equipment, unless otherwise noted on this form, are in operational condition.

SELLER _____ DATE _____
John R. Haskins

SELLER _____ DATE _____
Caroline M. Haskins

SELLER _____ DATE _____

SELLER _____ DATE _____

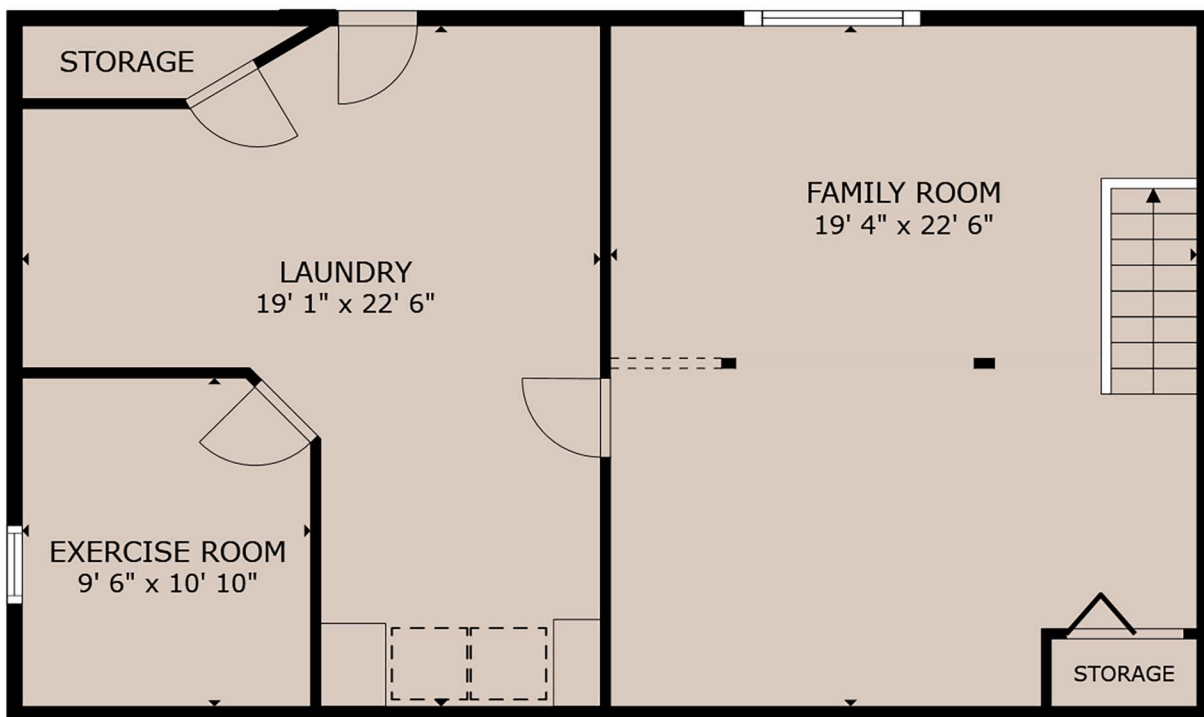
I/We have read and received a copy of this disclosure, the arsenic in wood fact sheet, the arsenic in water brochure, and understand that I/we should seek information from qualified professionals if I/we have questions or concerns.

BUYER _____ DATE _____

BUYER _____ DATE _____

BUYER _____ DATE _____

BUYER _____ DATE _____



GROSS INTERNAL AREA
 FLOOR 1 872 sq.ft. FLOOR 2 890 sq.ft.
 EXCLUDED AREAS : GARAGE 260 sq.ft. TERRACE 86 sq.ft.
 TOTAL : 1,762 sq.ft.
 SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.



NOTES:

1. CALCULATIONS FOR THESE LOTS ARE BASED ON THE PROPERTY SURVEY FOR RUSSELL BARROWS DATED JUNE 19, 1967 AND RECORDED IN SAGADANOC REGISTRY OF DEEDS PLAN BOOK 8 PAGE 29A.
2. TWO OF THE BOUNDARY LINES AT THE EAST CORNER OF THE MAIN TRACT WERE REVISED AS SHOWN ON THIS PLAN.
3. RADII AT STREET INTERSECTIONS ARE 20' UNLESS OTHERWISE NOTED.
4. LOT LINE DISTANCES AT STREET INTERSECTIONS ARE GIVEN TO THE INTERSECTION OF THE STREET LINES.
5. NO OBSTRUCTIONS ARE TO BE PLACED IN THE THREE CORNERED AREA BETWEEN THE RADII AND STREET INTERSECTIONS.
6. PUBLIC WATER AND SEWER SERVICE AVAILABLE TO ALL LOTS.

NOT A TRUE COPY

WINTHROP BROWN

WINTHROP BROWN



LEGEND:

- EXISTING PIPE
- EXISTING MONUMENT



National Flood Hazard Layer FIRMette



69°58'29"W 43°55'55"N

Legend

SEE FIS REPORT FOR DETAILED LEGEND AND INDEX MAP FOR FIRM PANEL LAYOUT

Without Base Flood Elevation (BFE)
Zone A, V, AE

With BFE or Depth
Zone AE, AO, AH, VE, AR

Regulatory Floodway

0.2% Annual Chance Flood Hazard, Areas of 1% annual chance flood with average depth less than one foot or with drainage areas of less than one square mile
Zone X

Future Conditions 1% Annual Chance Flood Hazard
Zone X

Area with Reduced Flood Risk due to Levee. See Notes.
Zone X

Area with Flood Risk due to Levee
Zone D

NO SCREEN

Area of Minimal Flood Hazard
Zone X

Effective LOMR

Area of Undetermined Flood Hazard
Zone D

Cross Sections with 1% Annual Chance Water Surface Elevation

Coastal Transect

Base Flood Elevation Line (BFE)

Limit of Study

Jurisdiction Boundary

Coastal Transect Baseline

Profile Baseline

Hydrographic Feature

Digital Data Available

No Digital Data Available

Unmapped

The pin displayed on the map is an approximate point selected by the user and does not represent an authoritative property location.

This map complies with FEMA's standards for the use of digital flood maps if it is not void as described below. The basemap shown complies with FEMA's basemap accuracy standards

The flood hazard information is derived directly from the authoritative NFHL web services provided by FEMA. This map was exported on **10/31/2025 at 3:41 PM** and does not reflect changes or amendments subsequent to this date and time. The NFHL and effective information may change or become superseded by new data over time.

This map image is void if the one or more of the following map elements do not appear: basemap imagery, flood zone labels, legend, scale bar, map creation date, community identifiers, FIRM panel number, and FIRM effective date. Map images for unmapped and unmodernized areas cannot be used for regulatory purposes.

69°57'52"W 43°55'29"N

Basemap Imagery Source: USGS National Map 2023

21 BARROWS DR

Location	21 BARROWS DR	Mblu	U02A/ 136/ / /
Acct#	108	Owner	HASKINS CAROLINE M
Assessment	\$271,400	PID	108
Building Count	1		

Current Value

Assessment			
Valuation Year	Improvements	Land	Total
2024	\$208,000	\$63,400	\$271,400

Owner of Record

Owner	HASKINS CAROLINE M	Sale Price	\$85,300
Co-Owner		Certificate	
Address	21 BARROWS DR TOPSHAM, ME 04086	Book & Page	1280/0234
		Sale Date	04/08/1994
		Instrument	1N

Ownership History

Ownership History					
Owner	Sale Price	Certificate	Book & Page	Instrument	Sale Date
HASKINS CAROLINE M	\$85,300		1280/0234	1N	04/08/1994

Building Information

Building 1 : Section 1

Year Built:	1973
Living Area:	960
Replacement Cost	
Less Depreciation:	\$207,600
Building Attributes	
Field	Description
Style	Ranch
Model	Residential
Grade:	Average

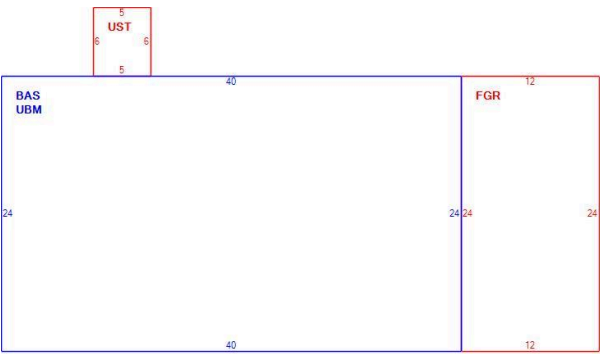
Stories:	1
Occupancy	1
Exterior Wall 1	Masonite
Exterior Wall 2	
Roof Structure:	Gable/Hip
Roof Cover	Asph/F GlS/Cmp
Interior Wall 1	Drywall
Interior Wall 2	
Interior Flr 1	Carpet
Interior Flr 2	
Heat Fuel	Oil
Heat Type:	Forced Hot Air
AC Type:	None
Total Bedrooms:	3 Bedrooms
Total Bthrms:	1
Total Half Baths:	1
Total Xtra Fixtrs:	
Total Rooms:	5
Bath Style:	Average/Modern
Kitchen Style:	Average/Modern
Num Kitchens	
Cndtn	
Num Park	
Fireplaces	
Fndtn Cndtn	
Basement	

Building Photo



(https://images.vgsi.com/photos/TopshamMEPhotos//00\00\57\85.jpg)

Building Layout



(ParcelSketch.ashx?pid=108&bid=108)

Building Sub-Areas (sq ft)			Legend
Code	Description	Gross Area	Living Area
BAS	First Floor	960	960
FGR	Garage, Framed	288	0
UBM	Basement, Unfinished	960	0
UST	Utility, Storage, Unfinished	30	0
		2,238	960

Extra Features

Extra Features	Legend
No Data for Extra Features	

Land

Land Use	
Use Code	1010
Description	Single Fam MDL-01

Land Line Valuation	
Size (Acres)	0.23
Depth	

Outbuildings

Outbuildings						<u>Legend</u>
Code	Description	Sub Code	Sub Description	Size	Assessed Value	Bldg #
SHD1	SHED FRAME			80.00 S.F.	\$400	1

Valuation History

Assessment			
Valuation Year	Improvements	Land	Total
2024	\$208,000	\$63,400	\$271,400
2023	\$181,400	\$60,400	\$241,800
2022	\$151,500	\$58,300	\$209,800
2021	\$136,600	\$53,500	\$190,100
2020	\$111,600	\$53,500	\$165,100

Valuation History

Exemptions			
Exemption Year	Code	Description	Amount
2007	30	HOMESTEAD	\$25,000



TOWN OF TOPSHAM
100 MAIN ST
TOPSHAM, ME 04086-1209
Telephone: (207) 725-1719



2026 REAL ESTATE TAX BILL

CURRENT BILLING INFORMATION

LAND VALUE	\$68,400.00
BUILDING VALUE	\$206,000.00
TOTAL: LAND & BLDG	\$274,400.00
	\$0.00
	\$0.00
	\$0.00
MISCELLANEOUS	\$0.00
TOTAL PER. PROPERTY	\$0.00
HOMESTEAD EXEMPTION	\$25,000.00
OTHER EXEMPTION	\$0.00
NET ASSESSMENT	\$249,400.00
MIL RATE	\$12.80
TOTAL TAX	\$3,192.32
LESS PAID TO DATE	\$0.00
TOTAL DUE	\$3,192.32

THE TOWN DOES NOT
BILL MORTGAGE HOLDERS

THIS IS THE ONLY BILL
YOU WILL RECEIVE

S381628 P0 - 1of1

2058 HASKINS CAROLINE M
21 BARROWS DR
TOPSHAM, ME 04086-1302

MAP/LOT: U02A-136
LOCATION: 21 BARROWS DR
ACREAGE: 0.23
BILL NUMBER: 003431 RE

MIL RATE: \$12.80
BOOK/PAGE: 1280 0234

FIRST HALF DUE: \$1,596.16
SECOND HALF DUE: \$1,596.16

TAXPAYER'S NOTICE

Notice is hereby given that your first payment of school, county and municipal tax is due by 10/15/2025 and the second payment is due by 04/15/2026. Interest will be charged on unpaid taxes at an annual rate of 7.5% beginning 10/16/2025 and 04/16/2026. As per State Statute, the ownership and taxable valuation of all real estate and personal property subject to taxation shall be fixed as of April 1st of each year.

For information regarding your tax bill, please contact the Tax Collector's Office, phone 207-725-1719. email taxoffice@topshammaine.com. The bills are available online at www.topshammaine.com/tax.

STATE REVENUE SHARING AND STATE AID TO EDUCATION HELP REDUCE LOCAL PROPERTY TAXES. FOR THE FISCAL YEAR JULY 1, 2025 THROUGH JUNE 30, 2026, THE ESTIMATED STATE AID REDUCES LOCAL PROPERTY TAXES BY 57.9%.

As of June 30, 2025 the Town of Topsham has outstanding bonded indebtedness in the amount of \$316,350.

Topsham Town Hall Office hours: Monday, Tuesday, Wednesday 8:30AM - 4:30PM,
Thursday 8:30AM - 6:00 PM, Friday 8:30 - 3:00 PM

CURRENT BILLING DISTRIBUTION

County Tax	\$339.34	10.63%
Municipal	\$943.01	29.54%
School/Education	<u>\$1,909.96</u>	<u>59.83%</u>
TOTAL	\$3,192.32	100.00%

REMITTANCE INSTRUCTIONS

Please make check or money order payable to
TOWN OF TOPSHAM and mail to:
TAX COLLECTOR
TOWN OF TOPSHAM
100 MAIN ST
TOPSHAM, ME 04086-1209
Or you may pay on-line at www.topshammaine.com/tax.
Or you may drop off payments in our Drop Box in the parking area.

2026 REAL ESTATE TAX BILL
BILL NUMBER: 003431 RE
NAME: HASKINS CAROLINE M
MAP/LOT: U02A-136
LOCATION: 21 BARROWS DR
ACREAGE: 0.23

TOWN OF TOPSHAM, 100 MAIN ST, TOPSHAM, ME 04086-1209



INTEREST BEGINS ON 04/16/2026

DUE DATE	AMOUNT DUE	AMOUNT PAID
04/15/2026	\$1,596.16	

PLEASE REMIT THIS PORTION WITH YOUR SECOND PAYMENT

2026 REAL ESTATE TAX BILL
BILL NUMBER: 003431 RE
NAME: HASKINS CAROLINE M
MAP/LOT: U02A-136
LOCATION: 21 BARROWS DR
ACREAGE: 0.23

TOWN OF TOPSHAM, 100 MAIN ST, TOPSHAM, ME 04086-1209



INTEREST BEGINS ON 10/16/2025

DUE DATE	AMOUNT DUE	AMOUNT PAID
10/15/2025	\$1,596.16	

PLEASE REMIT THIS PORTION WITH YOUR FIRST PAYMENT

02740

I, ANN C.M. BRZYS, formerly known as ANN C.M. TAPLEY, of Westfield, in the County of Hampden and Commonwealth of Massachusetts, for consideration paid, GRANT TO JOHN R. HASKINS and CAROLINE M. HASKINS, both of Topsham, in the County of Sagadahoc and State of Maine, whose mailing address is 21 Barrows Drive, Topsham, Maine 04086, as JOINT TENANTS, and not as tenants in common, with WARRANTY COVENANTS, the land and buildings in Topsham, in the County of Sagadahoc and State of Maine:

A certain lot or parcel of land, situated in Topsham, in the County of Sagadahoc and State of Maine, being bounded and described as follows:

A certain lot or parcel of land, with the buildings thereon, situated in Topsham, in the County of Sagadahoc and State of Maine, and being Lot #136 on Plan of Lots owned by Russell F. Barrows, Topsham, Maine, dated November 12, 1938, drawn by Howard F. Babbidge, and recorded in the Sagadahoc County Registry of Deeds in Plan Book 8, Page 30. REFERENCE may be had to said Plan and its record for a further description of the premises herein described.

SUBJECT to the following easements insofar as they may affect the premises:

1. A drainage easement from Russell F. Barrows et ux to Winthrop L. Brown et ux, dated September 30, 1971, recorded in Book 338, Page 722.
2. Easement from Russell and Thelma Barrows to Central Maine Power Company, dated October 20, 1972, recorded in Book 389, Page 148.

FOR SOURCE OF TITLE, reference may be had to a Quit Claim Deed from Darrell J. Tapley, dated August 29, 1991, and recorded in the Sagadahoc County Registry of Deeds on June 23, 1993 in Book 1209, Page 293.

IN WITNESS WHEREOF, the party hereto sets her hand and seal this 4th day of April, 1994.

Joseph P. Brzyz
Witness

Commonwealth of Massachusetts
County of Hampden

Ann C.M. Brzys
Ann C.M. Brzys, f/k/a Ann C.M. Tapley

April 4, 1994

Personally appeared before me the above named ANN C.M. BRZYS, formerly known as ANN C.M. TAPLEY, and acknowledged the foregoing instrument to be her free act and deed.

Before me.

Carol Ann Santanillo
Notary Public

Commission expires
11/27/98

CAROL ANN SANTANILLO

RECEIVED SAGADAHOC SS.

94 APR -8 PM 1:04

ATTEST: *Barbara J. Larr*
REGISTER OF DEEDS

TRANSFER TAX PAID

*** NOT A TRUE COPY ***

Know all Men by these Presents,

That We, Russell F. Barrows and Thelma Barrows, both of Topsham, in the County of Sagadahoc and State of Maine,

in consideration of one dollar and other valuable considerations,

paid by Winthrop L. Brown and Mary L. Brown, both of said Topsham,

the receipt whereof we do hereby acknowledge, do hereby grant, release, bargain, sell and convey, and forever quit-claim unto the said Winthrop L. Brown and Mary L. Brown, their

heirs and assigns forever, a certain lot or parcel of land situated in Topsham, County of Sagadahoc and State of Maine, bounded and described as follows:

Beginning at a monument on the northeasterly sideline of Winter Street at the most southerly corner of land of the said Winthrop L. and Mary L. Brown, which point is the southwesterly corner of land of said Russell F. Barrows as shown on Plan of Lots of Russell Barrows dated November 12, 1968 and recorded in the Sagadahoc County Registry of Deeds in Plan Book 8, Page 30; thence running North twenty-seven degrees, seven minutes, thirty-six seconds East (N 27° 07' 36" E), one thousand one hundred forty-three (1,143) feet along the northwesterly sidelines of lots 102 to 112, inclusive, on said plan to the most northerly corner of said lot 102 and a monument in the ground; thence South sixty-two degrees, fifty-two minutes, twenty-five seconds East (S 62° 52' 25" E) along the northeasterly side of said Lot 102, one hundred sixty-eight and ten hundredths (168.10) feet to another monument in the ground on the northwesterly side of Lot 101 shown on said plan; thence North twenty-seven degrees, fifteen minutes, thirty-two seconds East (N 27° 15' 32" E) along the northwesterly sidelines of said Lot 101, Lots 93 to 99 inclusive, Lot 91, the northwesterly end of Brown Street and the northwesterly sideline of Lot 90, all as shown on said plan, a total distance of one thousand one hundred thirty-three and eighty-eight hundredths (1,133.88) feet to a monument in the ground on the southwesterly sideline of Lot 87 on said plan; thence North forty-six degrees, nine minutes, forty-four seconds West (N 46° 09' 44" W) along the southwesterly sidelines of Lots 82 to 87 inclusive, to the southeasterly sideline of land now or formerly of Colonel Kennett; thence southwesterly along said Kennett land to the northeasterly sideline of Winter Street; thence southeasterly along the northeasterly sideline of Winter Street to the point of beginning.

The purpose of this deed thus far is to establish a mutual boundary line between the grantors and the grantees herein.

Also conveying to the grantees herein, their heirs and assigns,

a perpetual drainage easement to drain surface water on land of the grantees over land of the grantors. The center line of said easement is as follows: Beginning at a point on the northwesterly boundary of the grantors which is also the southeasterly bound of the grantees as above established at the most northerly corner of lot No. 108 as shown on said plan; thence running in a southeasterly direction along the boundary line between lots No. 108 and No. 107 as shown on said plan to the northwesterly sideline of Bickford Drive shown on said plan; thence southeasterly across said Bickford Drive and other land of the grantors to the gully on the grantors' land and from there to the Brook.

Said easement between the grantees' land and Bickford Drive is twenty (20) feet wide. In that area the grantees herein, their heirs and assigns, have the right to enter the grantors' premises and at their sole expense, excavate a ditch with adequate slopes within the bounds of said easement for said drainage and to maintain and repair same from time to time.

The grantors herein will provide a culvert and the fill to cover same where said easement crosses Bickford Drive and the grantors herein for themselves, their heirs and assigns, reserve the right at their expense to change the location of said easement from time to time in that area southeasterly of the northwesterly sideline of Bickford Drive and to culvert and cover that area northwesterly of Bickford Drive.

Vol 388 p. 724

On here and in hold, the same, together with all the privileges and appurtenances thereunto belonging, to them the said Winthrop L. Brown and Mary L. Brown, their

heirs and assigns forever.

And we do covenant with the said grantees, their heirs and assigns, that we will warrant and forever defend the premises to them the said grantees, their heirs and assigns forever, against the lawful claims and demands of all persons claiming by, through, or under us.

In Witness Whereof, We the said Russell F. Barrows and Thelma Barrows, husband and wife, each

Joining in this deed as Grantors, and relinquishing and conveying all right by descent and all other rights in the above described premises, have hereunto set our hands and seals this 30th day of September, in the year of our Lord one thousand nine hundred and seventy-one.

Signed, Sealed and Delivered

in presence of

[Signature]

[Signature]
[Signature]

NOTARY OF MAINE, CUMBERLAND COUNTY, ME.

RECEIVED 6 1971 19 11 - 11 11

[Signature]

State of Maine, } ss.
Cumberland,

September 30, 1971.

Personally appeared the above named Russell F. Barrows and Thelma Barrows

and acknowledged the above instrument

to be their free act and deed.

Before me,

[Signature]
Notary Public.



Vol 389 Int 148

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EASEMENT DEED

.....Russell R. Barrows &.....
.....L. Thelma Barrows (Wife).....
.....of.....Topsham....., County of.....Sagadahoc....., State of.....Maine.....
(being acknowledged) for consideration paid, grant to Central Maine Power Company, a Maine corporation having its principal office at 9 Green Street, Augusta, Maine 04330, the right and easement to erect, maintain, repair, rebuild, operate and patrol electric transmission and distribution lines, consisting of suitable and sufficient poles with wires strung upon and extending between the same, and together with all necessary fixtures and appurtenances, over and across my land in the Town/City of.....Topsham....., Sagadahoc....., County, Maine, the location of said poles to be as follows:.....
.....Extending from existing pole #9, 1. as presently located on the.....
.....southerly side of Wilson Street in a westerly direction over.....
.....and across our land a single line of one pole to be numbered.....
.....#7 and located as now staked and marked upon.....
.....SAID LINE AND POLE LINE TO BE KNOWN AND NUMBERED AS.....
.....#7 IN BOOKS DIVE TOPSHAM.....

This location crosses a portion of the premises conveyed to the Grantor(s) by deed of....., dated....., 19....., recorded in the.....County Registry of Deeds, Book....., Page.....

Together with the right to cut down and keep trimmed and to treat with a chemical preparation of the Grantee's selection such trees, branches and underbrush as the Grantee believes may interfere with the operation and maintenance of its lines, the right to restrict the construction of buildings or structures within 10 feet of its lines, and the right to enter upon the Grantor's premises for any and all of the foregoing purposes.

.....L. Thelma Barrows.....
(wife) (husband) of the said Grantor(s), joins as Grantor(s) and releases all rights by descent and all other rights.

WITNESS.....hand(s) and seal(s) this 14th day of October, 1977

Signed, Sealed and Delivered
in the presence of

.....
.....
.....
.....
.....

Russell R. Barrows
.....
.....
.....
.....

STATE OF MAINE

.....

Personally appeared the above-named Russell R. Barrows & Thelma Barrows.....
and acknowledged this instrument to be their free act and deed, before me,

RECEIVED MAR 13 1978

AT 9 30 A.M.

.....REGISTER



.....October 29, 1977

.....
Notary Public
MY COMMISSION EXPIRES SEPT. 2, 1978

LEAD PAINT DISCLOSURE/ADDENDUM

AGREEMENT BETWEEN **John R. Haskins, Caroline M. Haskins**

AND _____ (hereinafter "Seller")

_____ (hereinafter "Buyer")

FOR PROPERTY LOCATED AT **21 Barrows Drive, Topsham, ME 04086-1302**

Said contract is further subject to the following terms:

Lead Warning Statement

Every purchaser of any interest in residential real property on which a residential dwelling was built prior to 1978 is notified that such property may present exposure to lead from lead-based paint that may place young children at risk of developing lead poisoning. Lead poisoning in young children may produce permanent neurological damage, including learning disabilities, reduced intelligence quotient, behavioral problems, and impaired memory. Lead poisoning also poses a particular risk to pregnant women. The seller of any interest in residential real property is required to provide the buyer with any information on lead-based paint hazards from risk assessments or inspections in the seller's possession and notify the buyer of any known lead-based paint hazards. A risk assessment or inspection for possible lead-based paint hazards is recommended prior to purchase.

Seller's Disclosure

(a) Presence of lead-based paint and/or lead-based paint hazards (**check one below**):

_____ Known lead-based paint and/or lead-based paint hazards are present in the housing (explain).

_____ Seller has no knowledge of lead-based paint and/or lead-based paint hazards in the housing.

(b) Records and reports available to the Seller (**check one below**):

_____ Seller has provided the Buyer with all available records and reports pertaining to lead-based paint and/or lead-based paint hazards in the housing (list documents below).

_____ Seller has no reports or records pertaining to lead-based paint and/or lead-based paint hazards in the housing.

Buyer's Acknowledgment

(c) Buyer has received copies of all information listed above.

(d) Buyer has received the pamphlet Protect Your Family from Lead in Your Home.

(e) Buyer has (**check one below**):

_____ Received a 10-day opportunity (or mutually agreed upon period) to conduct a risk assessment or inspection for the presence of lead-based paint and/or lead-based paint hazards; or

_____ Waived the opportunity to conduct a risk assessment or inspection for the presence of lead-based paint and/or lead-based paint hazards.

Agent's Acknowledgment

(f) Agent has informed the Seller of the Seller's obligations under 42 U.S.C. 4852(d) and is aware of his/her responsibility to ensure compliance.

Certification of Accuracy

The following parties have reviewed the information above and certify, to the best of their knowledge, that the information they have provided is true and accurate.

Buyer _____ Date _____

Buyer _____ Date _____

Buyer _____ Date _____

Buyer _____ Date _____

Agent _____ Date _____

Seller **John R. Haskins** _____ Date _____

Seller **Caroline M. Haskins** _____ Date _____

Seller _____ Date _____

Seller _____ Date _____

Agent **Timothy Dunham** _____ Date _____



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REALTOR®

Tim Dunham Realty - Topsham, 643 Lewiston Rd Topsham ME 04086
Timothy Dunham

(207) 720-0660



21 Barrows